

MINUTES

January 19, 2012

UCDC BOARD MEMBERS

Ronald Marquette.
Chair

Anthony Campagiorni
Vice Chair

Ward Todd
Secretary

William Spearman
Treasurer

Jacquelyn Appeldorn

Terry L. Bernardo

Donald P. Christian

Shayne Gallo

Daniel Hauspurg

Michael Hein

Donald C. Katt

Charles Khoury

Joseph Libonati

David O'Halloran

Joshua Ratner

Nancy E. K. Schaeff

John Valk, Jr.

Daniel Wieneke

Lance Matteson
President

A regular meeting of the Board of Directors of the Ulster County Development Corporation was held at 4:00 p.m. on Thursday, January 19, 2012, Conference Room 108, Business Resource Center, Development Court, Kingston, NY.

The following members were present:

Anthony Campagiorni

March Gallagher

Daniel Hauspurg

Donald Katt

Robert Kinnin

Joseph Libonati

Ronald Marquette

James Maloney

James Quigley

Nancy Schaeff

William Spearman

Ward Todd

Vice Chair

Representing Michael Hein

Representing David O'Halloran

Chair

Representing Terry Bernardo

Representing John Valk

Treasurer

Secretary

The following members were absent:

Jacquelyn Appeldorn

Jacqueline DiStefano

Shayne Gallo

Charles Khoury

Joshua Ratner

Daniel Wieneke

Representing Donald Christian

The following ex-officio members were present:

None

NOTE: James Maloney is an Ex-officio member but is also the designee for Terry Bernardo and has been recorded as such.

The following ex-officio members were absent:

David Donaldson
Dennis Doyle
LaMar Hasbrouck
Kenneth Ronk

The following staff members of the Ulster County Development Corporation were present:

Linda Clark Office Manager
Lance Matteson President

Additional Attendees:

Michael Oates President, Hudson Valley Economic Development Corporation

Chair Ronald Marquette called the meeting to order at 4:09 p.m.

Election of Officers

Motion: Robert Kinnin, seconded by Joseph Libonati, moved to nominate the following 2012 Slate of Officers for the Board of Directors of Ulster County Development Corporation:

Ronald Marquette, Chair
Anthony Campagiorni, Vice Chair
William Spearman, Treasurer
Ward Todd, Secretary

Vote: The motion was adopted unanimously.

Designee Appointments

Motion: William Spearman, seconded by Robert Kinnin, moved to accept James Quigley as the designee of John Valk, President, Ulster County Association of Town Supervisors & Mayors and James Maloney as the designee for Terry L. Bernardo, Chair, Ulster County Legislature. Copies of said Designation Letters are on file.

Vote: The motion was adopted unanimously.

Minutes

Motion: Donald Katt, seconded by James Maloney, moved to adopt the Minutes of the December 15, 2011 meeting. A copy of said Minutes is on file.

Vote: The motion was adopted unanimously. James Quigley abstaining from the vote.

Financials

Motion: March Gallagher, seconded by Anthony Campagiorni, moved to approve the financials for the period ending December 31, 2011. A copy of said financials is on file.

Vote: The motion was adopted unanimously.

Committee Reports

No Committee Reports were offered.

Report from the Executive Committee

Chair Marquette reported to the members of the board that a performance review for Lance Matteson has been scheduled for 8:30 a.m., Monday, January 30, 2012. Chair Marquette, Robert Kinnin, Anthony Campagiorni and Julie Krieger will be conducting said review. He invited members of the board to offer him comments prior to said meeting and/or welcomed their participation.

President's Report

President Lance Matteson reported as follows:

- The planned presentation of a typical lead development process has been postponed.
- Strategic Projects
 - Hunter Panels – although not quite ready for publication, they are moving to Orange County – the announcement should occur within the next several days
 - The reasons for the relocation are:
 - Location/Logistical –
 - TechCity did not get the nod because Hunter Panels did not want to be near retail or residential areas
 - Concern about environmental issues at the TechCity site
 - Finance was not the issue
 - Rail is available at the new site
 - They are building a new plant with new equipment which equates to a significant financial investment
 - 72-78 jobs lost in Ulster County – there is a possibility that some employees will be able to commute to the new facility
 - Move will occur some time in 2013
 - New York State is happy that they have been retained in the Hudson Valley and in New York State
 - Wolf-tec/Stavo
 - Project will occupy the old Colony Liquor site, located within the City of Kingston
 - Project is proceeding and a lot of work is being done, however deal is not final
 - Continuing to resolve storm water issues
 - Ulster County Industrial Development Agency is involved with both projects
 - Deviated PILOT Agreements are being proposed and will require the approval of the taxing jurisdictions and a public hearing

- Jobs: Stavo 46-47 jobs; Wolf-tec 70 jobs
- Central Hudson has played a significant role in advancing this project

Report from the Ulster County Industrial Development Agency

Robert Kinnin, representing the UCIDA, reported that the Agency had met on January 11, 2012. In addition to the Wolf-Tec/Stavo projects, the Agency continued to work on the issues as they pertain to delinquencies of Hudson River Valley LLC (a/k/a the Head Trauma Center) and Birchwood Village. Negotiations with Hudson River Valley LLC continue to be successful with a positive outcome anticipated. Currently, Hudson River Valley LLC has paid tax arrearages in the amount of \$530,000, with the other \$200,000 being paid over time as part of their regular payment schedule. Board member and Town Supervisor of the Town of Ulster James Quigley stated that he was pleased with the negotiations of the UCIDA, but urged that in the future that the UCIDA protect the rights of the municipality by requiring that said municipality be given first priority under the mortgage. Deliberations continue with Birchwood Village, with a Notice of Default Letter being sent to the project owner. At this time, the situation is at a "stand-still" until the issue of payment of back taxes to the taxing jurisdictions has been satisfied. The UCIDA's position is that all arrearages must be current before any action will be considered by the Agency. There is a possibility that the property will be returned to the tax roles if payment is not forthcoming and/or a mutually acceptable agreement is reached with the taxing jurisdictions.

Report from the Ulster County Legislature

Legislator James Maloney, representing the Ulster County Legislature, reported that the first meeting of the Legislature's Economic Development and Tourism Committee has been held. The committee is smaller, down to 5 members from a previous membership of 9, which allows for a more direct line of communication.

Report of the County Executive

March Gallagher, representing the Office of the County Executive, reported as follow:

- Belleayre Mountain Ski Center
 - Governor proposes to transfer the operation of Belleayre from the Department of Environmental Conservation to the Olympic Regional Development Authority
 - The proposed legislation allows for one representative from either Ulster or Delaware County. It was thought that the representative should come solely from Ulster County.
 - The \$4,000 approved by the board for an Economic Study of Belleayre is no longer needed. SUNY New Paltz will prepare said study at no cost as part of its economic development mission.
- Nevele Hotel
 - A legitimate buyer is interested in the hotel
 - Resort has been closed and in receivership since 2009
 - Prospective buyers are Claremont Investments LLC

- The company would work with casino developer Navegante and Levine Construction to restore the property
- Lobbying is underway to have the hotel designated as a casino hotel
- The hotel is in desperate need of help; if nothing is done the facility may need to be leveled in a few years
- Ellenville has a 17.9% unemployment rate – the addition of 1,000 jobs would be welcomed
- Public Forum – Concerns With NYS DEP
 - To be held Monday, January 23, 2012 at 6:00 p.m., Student Lounge, Vanderlyn Hall, SUNY Ulster, Stone Ridge, NY.
 - This will be an opportunity for individuals living within the watershed to voice their concerns and have their questions answered
 - A copy of said invitation will be emailed to members of the Board of Directors
- Consolidated Funding Application
 - New CFA will be forthcoming – deadline will be announced shortly
 - Available for not-for-profits, parks, brownfield sites, etc.
 - Should be proactive and get things ready in advance

Motion: Robert Kinnin, seconded by March Gallagher, moved that with reference to the Belleayre Mountain Ski Center, that a letter be prepared from the Development Corporation urging the Governor to appoint a representative from Ulster County to the Olympic Regional Development Authority.

Vote: The motion was adopted unanimously.

Hudson Valley Economic Development Corporation Presentation

Chair Marquette welcomed Michael Oates, President of Hudson Valley Economic Development Corporation. Chair Marquette addressed the challenging times and financial constraints of the corporation and requested Mr. Oates “pitch” why the corporation should continue its \$20,000 sponsorship of the initiatives of the Hudson Valley Economic Development Corporation (HVEDC).

Mr. Oates gave an overview of the current framework of the New York State Regional Councils; the need to decentralize economic development and develop a regional approach; the need to create a framework for targeted businesses; analysis of most logical sectors, etc. Discussion concerned the benefits specific to Ulster County, whether a payment structure more conducive to Ulster County versus those of Westchester and Orange would be considered, etc. It was suggested that UCDC’s marketing plan be shared with HVEDC. No action was taken regarding the approval of said funding. A copy of said presentation is on file and will be sent to the members of the board.

Old Business

Chair Marquette reported that at the December 15, 2011 meeting of the Board of Directors the board voted and approved the appointment of Lisa Marie Cathie, President, Ulster Savings Bank, to the Board of Directors. Ms. Cathie has declined the appointment. The seat will remain vacant at this time.

New Business

None.

Adjournment

Motion: Ward Todd, seconded by William Spearman, moved to adjourn the meeting.

Vote: The motion was adopted.

The meeting was adjourned at 5:45 p.m.

The next meeting of the Board of Directors of Ulster County Development Corporation is scheduled for Thursday February 16, 2012 at 4:00 p.m., Conference Room 108, Business Resource Center, Development Court, Kingston, NY.

Respectfully submitted,

Lance Matteson, President